



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
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PLANNING BOARD

**NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD**

Conference Room A *

"Zoom" Link: <https://us06web.zoom.us/j/89320068335>

**Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, September 11, 2023**

2023 SEP - 7 AM 8:50
RECEIVED TOWN CLERK
SEP 11 2023

7:00 p.m. Regular Meeting

- 1. Public Input**
- 2. Action Items**
 - A. Draft Decision – Scenic Road Permit (SRP 2023-03), 61 Wesson Street Lot 1, Willard House Clock Museum (applicant/owner).
- 3. General Business**
 - A. Bills
 - B. Minutes of Previous Meetings
 - C. Staff Report
 - D. Correspondence
- 4. Reports from Planning Board Representatives on Town Committees and CMRPC**
- 5. Public Meetings/Hearing**
 - A. (7:30 PM) Request for a Special Permit (SP 2023-10/SPA), and Site Plan Approval, 7 Main Street, Mike Labbe, Rod LLC (applicant/owner). A request to consider an application for a Special Permit and Site Plan Approval request for a manufacturing use, to construct two 7,400 sq. ft. manufacturing buildings with associated parking and other site improvements, on property located at 7 Main Street, shown as Grafton Assessor's Map 115, Lot 67. Said property is located in a Village and Neighborhood Mixed Use (VMU) zoning district.
 - B. (7:30 PM) Request for a Special Permit (SP 2023-09/SPA) and Site Plan Approval, 8 Millennium Drive, 8 Millennium Drive / Valiant Enterprises LLC (applicant/owner). A request to consider an application for a Special Permit and Site Plan Approval request for a major business, office, and industrial complex, proposing to construct a 30,000 square foot building with associated site improvements, on property located at 8 Millennium Drive, shown as Grafton Assessor's Map 5, Lot 1J. Said property is located in an Office/Light Industrial (OLI) zoning district. *Continued from August 28, 2023.*
 - C. (7:30 PM) Request for Special Permit (SP 2023-05/SPA) and Site Plan Approval, 58 Follette Street, Celco Partnership d/b/a Verizon Wireless / Sutton LLC (applicant/owner). A request to consider an application for a Special Permit and Site Plan Approval request for a wireless communications facility, on property located at 58 Follette Street, shown as Grafton Assessor's Map 104, Lot 7. Said property is located in a Low

The Planning Board reserves the right to take agenda items out of order.

Grafton Planning Board
Meeting Agenda
September 11, 2023

Density Residential (R-40) and Water Supply Protection Overlay zoning district.
Continued from July 24, 2023.

D. (7:30 PM) Request for Special Permit (SP 2023-07/SPA) and Site Plan Approval, "Broadmeadow North," 188 Providence Road, Broadmeadow Realty, LLC (applicant/owner). A request to consider an application for a Special Permit and Site Plan Approval request for five 24-unit apartment buildings and one sales center, on property located at 188 Providence Road, shown as Grafton Assessor's Map 99, Lot 1. Said property is located in a Multiple Family Residential (R-MF) and Community Business (CB) zoning district. *Continued from August 14, 2023.*

E. (7:30 PM) Request for Major Residential Special Permit (MRSP 2023-08/PP) and Preliminary Plan, "Farnumsville Acres," 61 Maple Avenue, Stephen David, Stephen David, 61 Maple Street Trust / Chung Hee Chun Pak To Hyong (applicant/owner). A request to consider an application for a Major Residential Special Permit and Preliminary Plan request for a 9-lot Residential Flexible Development on property located at 61 Maple Avenue, shown as Grafton Assessors Map 129, Lot 17. Said property is located in a Medium Density Residential (R20) and Industrial (I) zoning district. *Continued from August 14, 2023.*

6. Any Other Items Which May Lawfully Come Before the Board

7. Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)

8. Adjournment

*** Remote Access to Public Meetings** - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, www.grafton-ma.gov.

The September 11, 2023, Planning Board Meeting may be accessed using the following link:
<https://us06web.zoom.us/j/89320068335>